

# Environmental Baseline Surveys

Negotiating the EBS Process



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# WHY AN EBS ?

*What regulations mandate an EBS ?*

- ❑ Comprehensive Environmental Response, Compensation, and Liability Act (1980)
- ❑ Army Regulation 200-1, Section 15-6 (Real Property Acquisition, Outgrant, and Disposal Transactions)

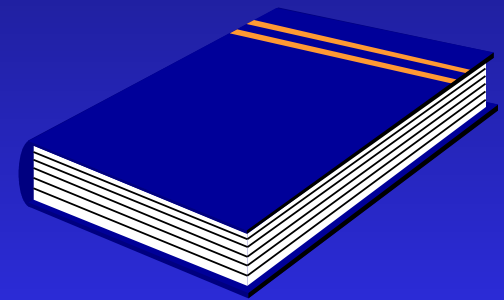


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# APPLICABLE GUIDANCE

- ☐ ASTM D6008-96 (Standard Practice for Conducting Environmental Baseline Surveys)
- ☐ ASTM D5746-98 (Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities)
- ☐ Army 200-1 (Environmental Protection and Enhancement)
- ☐ DA PAM 200-1 (Environmental Protection and Enhancement)
- ☐ Other DOD Guidance



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# PURPOSE

- ☐ To evaluate the installation or facility for existing or potential environmental concerns that may pose a risk to human health or the environment.
- ☐ To establish suitability for lease or transfer of the installation or facility.



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# SEQUENCE OF EVENTS ?

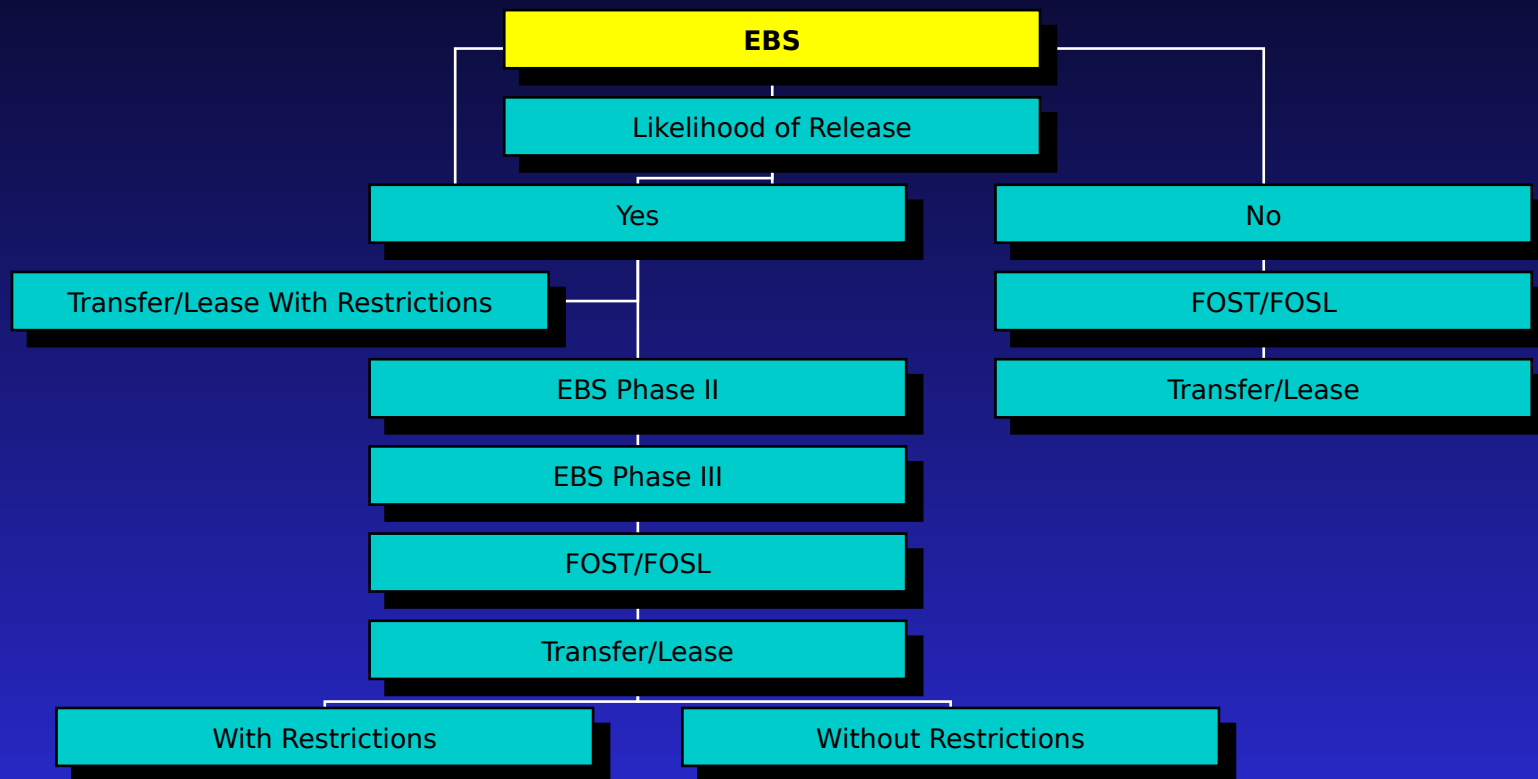
EBS



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# EBS PROCESS



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# FORMAT

The EBS is designed to assign each building or area of concern to an Environmental Classification of Property (ECP) category  
There are 7 ECP categories



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# ECP CATEGORIES

- I. Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- II. Areas where only release or disposal of petroleum products has occurred.
- III. Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- IV. Areas where release, disposal, and/or migration of hazardous substances has occurred, and where all remedial actions necessary to protect human health and the environment have been taken.
- V. Areas where release, disposal, and/or migration of hazardous substances has occurred, and where removal actions are underway, but where all required remedial actions have not yet been taken.
- VI. Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- VII. Areas that have not yet been evaluated or require additional evaluation.



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# THE TASKS

- ❑ Installation Visit



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# INSTALLATION VISIT

- ☐ Document Existing Condition and Use History of Each Building
- ☐ Document Existing Condition and Use History of Each Area of Concern
- ☐ Interview Persons Familiar with Past and Present Practices
- ☐ Evaluate Regulatory Status
- ☐ Evaluate Adjacent Properties



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# THE TASKS

- ☐ Installation Visit
- ☐ Records Search



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# RECORDS SEARCH

- ☐ Previous Studies
- ☐ Aerial Photographs
- ☐ Real Property Records
- ☐ Engineering Drawings
- ☐ Maps (Floodplain, Topography, Wetlands, Geology)
- ☐ Utility Company Records and Drawings
- ☐ Deeds
- ☐ National and State Environmental Databases (UST, LUST, NPL, CERCLIS, RCRIS, PADS, RAATS, TRIS, TSCA, HMIRS)



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# THE TASKS

- ☐ Site Visit
- ☐ Records Search
- ☐ Gather Environmental Data

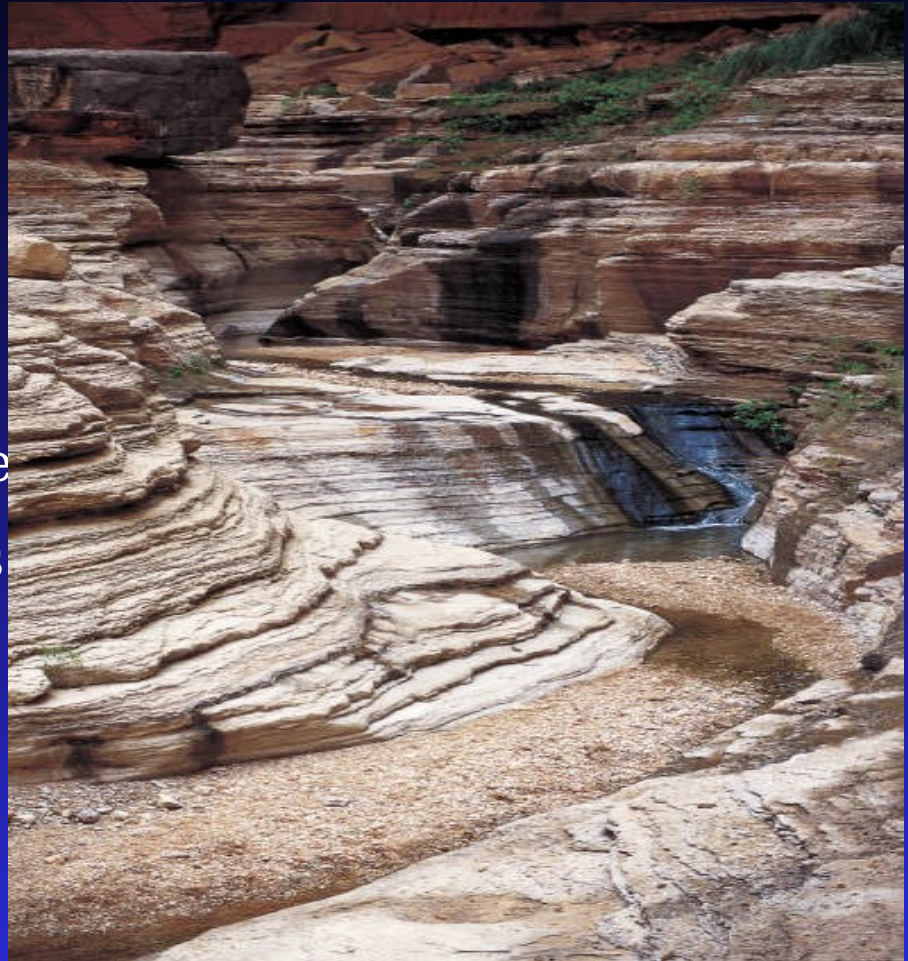


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# ENVIRONMENTAL DATA

- ☐ Climate
- ☐ Geology
- ☐ Hydrology
- ☐ Endangered Species
- ☐ Cultural Resources



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# POTENTIAL CONCERNS

- ☐ Petroleum Hydrocarbons
- ☐ Polychlorinated Biphenyls (PCBs)
- ☐ Pesticides/Herbicides
- ☐ Solvents
- ☐ Asbestos
- ☐ Lead
- ☐ Radon
- ☐ UXO
- ☐ Radionuclides



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# COMMON AREAS OF CONCERN

- ☐ Underground Storage Tanks
- ☐ Wash Racks
- ☐ Treatment, Storage, and Disposal Facilities
- ☐ Rail Yards and Sidings
- ☐ Landfills
- ☐ Lumber Yards
- ☐ Electric Substations
- ☐ Sewer Lines/Treatment Facilities
- ☐ Burn Pits



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# USTs



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# WASH RACKS



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# RAIL YARDS



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# TSD FACILITIES



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# LANDFILLS



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# ELECTRIC SUBSTATIONS



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# BURN PITS



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# THE TASKS

- ☐ Installation Visit
- ☐ Records Search
- ☐ Gather Environmental Data
- ☐ Follow Up Visit/Verify Data
- ☐ Report
- ☐ Phase II/Phase III



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# SEQUENCE OF EVENTS ?

EBS



FOST/FOSL



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# WHAT ARE FOST/FOSL ?

FOST = Finding of Suitability to Transfer

FOSL = Finding of Suitability to Lease

The FOST and FOSL document that a property is environmentally suitable for transfer or lease, with or without deed restrictions, in accordance with applicable guidance.



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# SEQUENCE OF EVENTS ?

EBS



FOST/FOSL



LEASE/TRANSFER



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# WHY USACHPPM ?

- ☐ Wrote National Guard Bureau EBS SOP
- ☐ Familiar with Regulations
- ☐ Will Provide Continuity from EBS through Transfer
- ☐ Will Produce Quality Product
- ☐ Ease of Contracting
- ☐ Familiar with DOD Framework
- ☐ Performed Numerous Studies



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# PREVIOUS STUDIES

□ Parks RFTA



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# PREVIOUS STUDIES

- Hawthorne AAP



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# PREVIOUS STUDIES

□ Lake City AAP



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# PREVIOUS STUDIES

- Radford AAP

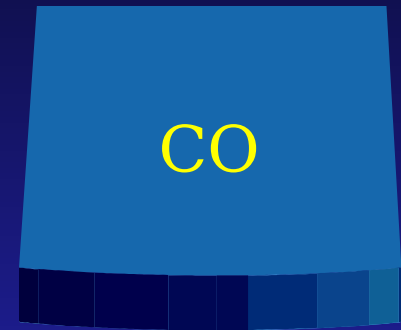
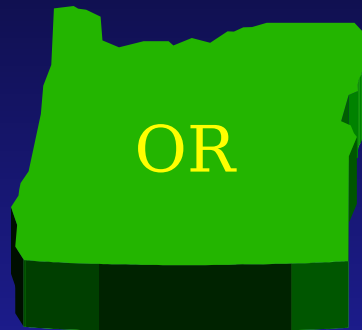


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# PREVIOUS STUDIES

- ❑ Army National Guard Sites in Georgia, Alabama, Oregon, and Colorado



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# ENVIRONMENTAL BASELINE STUDIES

*For assistance*

U.S. Army Center for Health Promotion and  
Preventive Medicine (USACHPPM)

Mr. Wayne Fox - (410) 436-5238

Wayne.Fox@apg.amedd.army.mil

<http://chppm-www.apgea.army.mil/gwswp>



Other soil and ground-water services are  
available

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